#### DEPARTMENT OF BUILDING AND DEVELOPMENT

#### **COUNTY OF LOUDOUN**

#### **MEMORANDUM**

DATE:

May 19, 2005

TO:

Jo Ramesh, Project Manager, Department of Planning

FROM:

Todd Taylor, Environmental Review Team T

THROUGH: William Marsh, Environmental Review Team, Team Leader W

SUBJECT: ZMAP-2004-0025 Brambleton Corner

The Environmental Review Team (ERT) has reviewed the above referenced application and provides the following comments.

#### I. ERT COMMENTS

- 1. A preliminary soils review (PSR) has been conducted for the subject property. Please update the soils information provided on Sheet 6 to reflect the PSR. The most recent soils information can be obtained by contacting Ryan Reed, County Soil Scientist, at (703) 777-0397. Further, to facilitate staff review and analysis, please provide a sheet that shows the soils overlay with the proposed road and development layout.
- 2. Staff notes that portions of Landbays A and B are located on soil mapping unit 79A, which is a hydric soil subject to seasonal perched water tables. Consistent with the PSR, staff recommends no below surface elevations (basement levels) in this soil mapping unit.
- 3. Add soil mapping unit 78A to the soil types table on Sheet 8.
- 4. Please update Note #14 on Sheet 6 to reflect the correct wetland information, including the applicable United States Army Corps of Engineers (USACE) jurisdictional determination project number. The note states that there are no jurisdictional wetlands or other waters of the U.S. per Wetland Studies and Solutions, Inc. (WSSI) report dated February 13, 2001. The February 13, 2001 report applies to the Brambleton Town Center project (ZMAP-2004-0026), not this project. However, staff has reviewed the Joint Permit Application (Submission # 3) for Brambleton-Phase II, prepared by WSSI, dated October 1, 2003 (WSSI #10695). As part of application submittal material, WSSI provided a summary of wetland delineations and jurisdictional determinations for the Brambleton development. Based on the information provided, the subject property was covered under a delineation conducted by Greenhorne and O'Mara, dated June 1996. The delineation found no wetlands or other waters of the U.S. within the project area. The USACE issued a jurisdictional

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determination confirming the wetland delineation on November 15, 1996 (USACE Project # 96-B615). The jurisdictional determination was reauthorized on January 24, 2002.

- 5. A Forest Stand Delineation report, dated November 19, 2004, was submitted with the rezoning application. Based on the information provided in the report, there is the potential to utilize existing vegetation to meet buffer yard requirements, specifically the treed fence line along the eastern project boundary. The preservation of existing vegetation is consistent with the Forest, Trees, and Vegetation Policies of the Revised General Plan (Chapter 5). As stated in the report, the treed fence line will also protect the wetland located east of the project site. Staff recommends identifying this area as a tree conservation area (TCA) on the concept development plan. Staff also recommends providing a proffer that includes a commitment to establish a tree preservation easement over this area and a commitment to remove any invasive species.
- 6. Note #15 on Sheet 1 states that stormwater management (SWM) and best management practices (BMP) are to be provided offsite. Staff requests additional information regarding this statement including the location and type of the SWM/BMP facilities. Staff recommends providing a commitment to treat water quality onsite. The <u>Facilities Standards Manual</u> requires low-impact development (LID) design to be incorporated into SWM and BMP designs when feasible (FSM Section 5.230.A.12). Staff recommends consideration is given to bioretention with an underdrain system and/or a constructed wetland as potential onsite LID approaches.

#### II. CONCLUSIONS

Staff requests the opportunity to review the next submission of this application. Further, staff is available to discuss any questions or concerns the applicant may have regarding the comments in this memorandum.

#### DEPARTMENT OF BUILDING AND DEVELOPMENT

#### COUNTY OF LOUDOUN

#### **MEMORANDUM**

DATE:

August 2, 2006

TO:

Michael Elabarger, Project Manager, Department of Planning

FROM:

Todd Taylor, Environmental Engineer TV

THROUGH: William Marsh, Environmental Review Team Leader AGE (WM)

CC:

Pat Giglio, Community Planning

**SUBJECT:** 

ZMAP-2004-0025 Brambleton Corner

(2<sup>nd</sup> Submission)

The Environmental Review Team (ERT) reviewed the revised application and offers the following comments:

# Regarding water quality

- 1. Note 15 on Sheet 1 states that Stormwater Management (SWM) and Best Management Practice (BMP) to serve this site will be provided downstream within the greater Brambleton community. As previously stated, staff requests additional information regarding this statement, including the facility type(s), construction status (existing or proposed), location, and associated application number(s). This information is needed in accordance with Section 6-1211(E)(9) of the Revised 1993 Loudoun County Zoning Ordinance, which requires the Planning Commission to consider the effect of the proposed rezoning on water quality.
- 2. As previously stated, staff recommends providing water quality measures onsite. Staff recommends that a low impact development commitment be provided similar to the following, which was provided with the rezoning for the property immediately to the east (ZMAP-2003-0007 Graham-Flynn-Biggers Property):

"The owner will implement low impact development measures (LID) in the development of the property. The owner shall work with the County to implement those LID measures deemed likely to be effective on the property, based on constraints of the property. The LID measures, if applicable, will be designed and implemented in accordance with the adopted provisions of the Facilities Standards Manual (FSM)"

Page 2 ZMAP-2004-0025 8/2/06

3. To promote awareness to water quality protection, staff recommends that the applicant provide a commitment similar to the following, which has been provided with other approved rezoning projects:

"All storm drainage inlet structures on the Property shall be marked to indicate that they drain to the Potomac River and that no dumping into such inlet structures is permitted. The Homeowners Association (HOA) documents shall include provisions requiring the HOA to maintain such markings."

"At the time of property settlement, all prospective purchasers and all contract purchasers of homes constructed on the Property shall be provided with information regarding property owner management practices that will protect water quality. This documentation will incorporate a statement that it is unlawful to dispose of petroleum products in the storm drainage system, will include information regarding safe disposal of petroleum products and will educate property owners on the safe use of fertilizers, pesticides, and insecticides in maintaining their private landscaping."

#### Regarding tree cover

4. The Forest, Trees, and Vegetation Polices of the <u>Revised General Plan</u> encourages the preservation of existing vegetation (Page 5-32). Possible tree save areas are depicted on the concept development plan (CDP). Staff recommends that the applicant provide a tree conservation commitment similar to the following which has been provided with other approved rezoning projects:

"Within the areas identified on the Concept Development Plan (CDP) as "Tree Conservation Areas," the Owner shall preserve healthy trees provided, however, that trees may be removed to the extent necessary for the construction of trails and Stormwater Management Facilities that are required pursuant to the proffers and/or shown on the approved construction plans and profiles as lying within such Tree Conservation Areas and for the construction of utilities necessary for development of the Property. A minimum of eighty (80) percent of the canopy within the cumulative Tree Conservation Area depicted on the CDP will be preserved, exclusive of stands of Virginia Pine over 25 years in age. In the event that the eighty (80) percent canopy threshold cannot be achieved within the designated Tree Conservation Areas, such lost canopy will be recaptured elsewhere onsite in locations to be designated at the discretion of the Owner in consultation with the County. Boundaries of all Tree Conservation Areas shall be delineated on the record plat recorded for each section of the development."

"If, during construction on the Property, it is determined by the Owner's certified arborist and/or the County that any healthy tree located within the boundaries of any of the Tree Conservation Areas described in this proffer has been damaged during construction and will not survive, then, prior to any subsequent bond release for the Property, the Owner shall remove each such tree and replace each

Page 3 ZMAP-2004-0025 8/2/06

such tree with two (2)  $2\frac{1}{2}$  - 3 inch caliper native, non-invasive deciduous trees. The placement of the replacement trees shall be proximate to the area of each such damaged tree so removed, or in another area as requested by the County."

"The HOA documents shall include a provision that prohibits removal of trees in Tree Conservation Areas as shown on the record plat after construction has been completed by the Owner without specific permission of the County Forester except as necessary to accommodate Forest Management Techniques, performed by or recommended by a professional forester or certified arborist, that are necessary to protect or enhance the viability of the canopy. Such Management Techniques may include, without limitation, pruning and the removal of vines, invasive species, trees uprooted or damaged by extreme weather conditions, and trees or limbs that are diseased, insect-infested, dead, or are considered a hazard to life or property. The HOA documents shall clearly state that such provisions prohibiting tree removal shall not be amended by the Owner or the HOA without written approval from the County. The record plat for each portion of the Property containing a Tree Conservation Area shall contain a note stating that the removal of trees within a Tree Conservation Area is prohibited except in accordance with the Declaration of Covenants."

5. Staff recommends that the reference to "possible" tree save areas be removed from the CDP due to the flexibility incorporated into the tree conservation language provided above.

#### Other

6. Update Note 6 on Sheet 6 to include the title and date of the PSR (Brambleton Corner, January 18, 2005).

Due to the scope of the comments provided, staff requests an opportunity to comment on the subsequent submission of this application. Please contact me if you need any additional information. From: To: Todd Taylor Elabarger, Mike

Date:

5/25/2007 12:44 PM

Subject:

ZCPA-2006-0011 Brambleton Corner

CC:

Marsh, William

Mike,

I reviewed the various materials sent to me regarding the ZCPA for Brambleton Corner. I have no additional comments for the ZCPA. Please see my 2nd submission comments related to the ZMAP dated 8/2/06. Let me know if you have any questions.

Thanks!

Todd

Todd E. Taylor, Environmental Review Team Loudoun County Department of Building and Development 1 Harrison Street, S.E., 3rd Floor P.O. Box 7000 Leesburg, VA 20177-7000 703-777-0397 (office) 703-737-8993 (fax) ttaylor@loudoun.gov

## COUNTY OF LOUDOUN

### DEPARTMENT OF BUILDING AND DEVELOPMENT

# ZONING ADMINISTRATION REFERRAL

DATE:

July 13, 2005

TO:

Jo Ramesh, Project Manager, Department of Planning

FROM:

Mark Stultz, AICP, Deputy Zoning Administrator

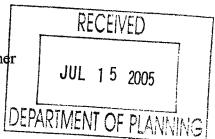
**CASE NUMBER AND NAME:** 

ZMAP 2004-0025, Brambleton Corner

TAX MAP / PARCEL NUMBER: /91 // // //25 / (Part)

MCPI:

201-29-5424 (Part)



### APPLICATION SUMMARY

The application seeks approval to rezone the subject property from the Planned Development-Industrial Park (PD-IP) Zoning Districts to the Planned Development-Housing 4 (PD-H4) Zoning District, to be administered under the R-8 Traditional Design Option, to permit 49 single family attached units. See Attachment 1 for the Memo, dated March 7, 2005 from the Department of Planning, which provides specific information regarding the subject application, to include the list of applicable materials that were reviewed for this referral.

#### **ISSUES:** II.

Zoning Administration has the following comments regarding conformance with the Revised 1993 Loudoun County Zoning Ordinance ("the Ordinance"). The zoning ordinance regulations will apply to the subject property. Therefore, it is important that the documents associated with the rezoning application identify and conform to the applicable Ordinance regulations or that the Application include requests for all necessary Ordinance modifications. This will ensure that the rezoning, as represented to the Planning Commission, Board of Supervisors and the public through the public process - can be properly implemented, if approved.

- Timing of Development Considerations: The Applicant should address the Timing of A. Development Considerations listed in Section 4-103 in the Statement of Justification.
- Applicable Zoning Ordinance: All references to the 1993 Zoning Ordinance should be В. revised to reference the Revised 1993 Loudoun County Zoning Ordinance, as amended.

C. Airport Impact Overlay District: Note # 1 on Sheet 1 of the Zoning Map Amendment Plan should be revised to specify that the subject property is located within the Ldn 60 – Ldn 65 component of the Airport Impact Overlay District (AI) and will be impacted by aircraft over flights and aircraft noise. In addition, it should be noted that the Applicant is required to provide 1) a Full Disclosure Statement, 2) Acoustical Treatment, and 3) Avigation Easements, in accordance with Section 4-1404(B) of the Ordinance.

### D. Open Space:

- 1. On the Concept Development Plan (CDP), it is noted that the area identified as "Civic Space" is included in the open space calculations and is being used to meet the minimum 30% open space required pursuant to Section 4-111(A). The nature/use of the civic space should be specified in order to determine if this space meets the definition of open space and can be included.
- 2. The CDP must identify the intended purpose of all of the open space, in accordance with Section 4-111(A) and (B).
- 3. On the CDP, under "Open Space" and "Parcel Breakdown", it states that 4.57 acres of open space is provided. This is not consistent with the 4.41 acres of "Open Space and Civic Space" identified under "Summary of Open Space and Civic Space" on the CDP. This inconsistency should be clarified or corrected.
- 4. It is recommended that the CDP include a reference to the requirements regarding the ownership, operation and management of common open space and common facilities pursuant to Section 4-111(B).
- E. Active Recreation Space: On the CDP, under "Active Recreation", a note states that the Applicant will provide active recreation facilities on or offsite. The required active recreation space required by the R-8 Zoning District regulations will need to be provided within the boundaries of the subject application. The active recreation space, that meets the Ordinance definition of such space, should be identified on the CDP to include internal pedestrian walkways to access the space as required pursuant to Section 3-509(A).
- F. Buffering and Screening: In accordance with Section 5-1406(E), the CDP should be revised to reflect the requirement of a Type 3 Buffer Yard with a 4' berm along Route 659 relocated, which is classified as a Minor Arterial Road.

# G. Open Space Buffer:

- 1. It is recommended that a reference to the permanent/common open space perimeter buffer with a Type 2 Buffer Yard, required pursuant to Section 4-109(C)(2) and 3-509(C), be include on the CDP.
- 2. The CDP should be revised to depict a Type 2 Buffer Yard between the northern property boundary and the proposed public road.

- 3. The CDP should be revised to depict the 50 common open space buffer with a Type 2 Buffer Yard between the northern property boundary and the proposed private road.
- H. Private Streets: It is recommended that the CDP include a reference to the conditions required for the use of private streets pursuant to Sections 3-511(C) and 4-110(B).
- I. Tree Canopy: It is recommended that the CDP include a reference to the 20% Tree Canopy required pursuant to Section 5-1303(A)(4).
- J. Maximum Units Per Building: It is recommended that the CDP include a reference to the limitation of 8 townhouse units per building in accordance with Section 3-508(C).
- K. Height Limitations at the Edge of PD-H Districts: It is recommended that the CDP include a reference to the height limitations required pursuant to Section 4-109(E). It is noted that the Applicant has requested a modification to the 35 foot maximum building height required by Section 3-508(B) to allow 40 foot high buildings. Based on the requirements of Section 4-109(E), a 40 foot high building will need to be located a minimum of 80 feet from the PD-H district boundary.
- L. Ways for Pedestrians and Cyclist: The CDP should show how pedestrian walkways will be provided to meet the requirements of Section 4-100(F). It appears that dwelling units in Land Bay B will not have direct access to a sidewalk or trail.
- M. 100 Foot Setback: The CDP shows a 100 foot setback from Route 659 Relocated, with a portion of the setback falling within individual building lots. While the Ordinance does allow for the setback to be on individual lots, it is preferred that the setbacks fall outside of building lots. The setback will preclude all structures and buildings on the lots.
- N. Modification Requests: SECTION 6-1504, Modifications, of the Revised 1993 Zoning Ordinance states "The regulations of the PD district sought shall apply after rezoning is approved unless the Board of Supervisors approves a modification to the zoning, subdivision or other requirements that would otherwise apply. No modifications shall be permitted which affect uses, density, or floor area ratio of the district. Modifications to an approved Concept Development Plan may be approved as set forth in Section 6-1511. No modification shall be approved unless the Board of Supervisors finds that such modification to the regulations will achieve an innovative design, improve upon the existing regulations, or otherwise exceed the public purpose of the existing regulation. No modification will be granted for the primary purpose of achieving the maximum density on a site. An application for modification shall include materials demonstrating how the modification will be used in the design of the project."
  - 1. On Sheet 1 of the Zoning Map Amendment Plan, under "Modifications", number 6 should be deleted, as there are no side yards required from the rights-of-way. It is also noted that justification for this modification was not included with the Application.
  - 2. It is recommended that the two requested modifications to the front yard requirements pursuant to Section 3-506(C) be combined into one request.

- 3. The first modification request to Section 3-506(C) includes a reference to Section 7-803 of the Affordable Dwelling Unit development regulations, which is not applicable and should be removed.
- 4. Clarification is needed regarding the Applicant's mention of the Revised General Plan's objectives of housing affordability as a justification for granting the requested modifications to the yard and lot coverage requirements. The Application is not required to provide ADUs, and it is not clear how the units will be deemed "affordable" by allowing reduced yards and increased lot coverage.
- 5. Additional justification is needed regarding the request for increased building height. Currently, the justification speaks to customer demands for taller ceiling heights. Staff believes that the justification provided does not satisfy the modification approval criteria in Section 6-1504, stated above.
- 6. In accordance with Section 6-1504, it is recommended that the Applicant include additional materials demonstrating how the modifications will specifically be used in the design of the project.

#### O. Proffer Comments:

- 1. The Applicant has not provided any proffers to date. If the Applicant wishes to submit proffers for consideration, they are required to be submitted as part of the Applicant's response to the first written review of the issues (6-1209(A)(1)), and no later than 45 calendar days prior to the scheduled public hearing before the Board of Supervisors (6-1209(A)(2).
- 2. If proffers are submitted, Staff recommends that, for the purpose of future interpretation, administration and enforcement, each proffer should be written to specifically and clearly communicate: 1) the intent of the proffer; 2) who is responsible for fulfilling the proffer; 3) what is being proffered; 4) where the proffer applies; and 5) when the proffer is to be initiated and completed.

# P. Comments on Notes (Sheet 1 of Zoning Map Amendment Plan):

- 1. It is recommended that Note # 9, regarding parking, be deleted, as the issue is covered by Note #16.
- 2. Note # 12 needs clarification as to the "Final Layout" being referenced.
- 3. Note # 14 should be checked for accuracy regarding the zoning of property surrounding the subject property, as it does not appear to be consistent with County records.

ZMAP 2004-0025 Brambleton Corner Zoning Administration Referral – July 13, 2005 Page 5

# III. ATTACHMENTS:

Number	8	Description	Pages
1.	V.	Memo dated March 7, 2005 from the Department of Planning describing the Application and materials submitted for review	A1-1 - A1-2

### **COUNTY OF LOUDOUN**

# DEPARTMENT OF BUILDING AND DEVELOPMENT

#### **MEMORANDUM**

**DATE:** July 19, 2006

TO: Mike Elabarger, Planner, Department of Planning

THROUGH: Mark Stultz, Assistant Zoning Administrator

*FROM:* Val Thomas, Planner, Zoning Administration  ${\cal W}$ 

CASE NUMBER AND NAME: ZMAP 2004-0025; Brambleton Corner; Second Referral

TAX MAP/PARCEL NUMBER: 91/25; MCPI#: 201-29-5424

Building and Development Staff has reviewed the above referenced revised **Zoning Map Amendment** application for conformance with the applicable requirements of the Zoning Ordinance ("the Ordinance") and has the following additional comments:

# I. <u>Modifications (Section 6-1504):</u>

(i) PD-H District, Section 4-102, Size and Location: A PD-H district when mapped, shall be no less than fifty (50) acres in size for a PD-H3, no less than twenty-five (25) in size for a PD-H4, and a PD-H6 district. Smaller parcels that are adjacent to and logical extension of an approved PD-H district may be approved pursuant to 6-1500.

**Proposed Modification** - Request modification to permit the 25 acres minimum district size for a PD-H4 zoning district to be reduced to 12.47 acres.

Applicant's Justification – The surrounding properties are zoned PD-H4, and after the rezoning, the boundary line between the Property and the surrounding area will evaporate and the site will become part of the larger Brambleton community.

**Staff comment-** Staff agrees with the Applicant and can support this modification request. The small portion of land zoned PD-IP is surrounded by land zoned PD-H4, and staff believes incorporating this into the PD-H4 zoning is appropriate given the zoning of adjacent land.

(ii) R-8 District (Single-Family Residential), Section 3-506(C), Yards, (3) Front. Traditional Design Option for Single-Family Attached, (a) Front: When dwellings front on a street and include a landscaped strip and sidewalk totaling 8 feet in depth, and where vehicular access to parking is provided from the rear of the lot, a minimum yard of 12 feet from the back of the curb shall be provided. However, where the district abuts an existing or planned residential district or land bay, or

development of a lower density without an intervening street, the front yard setback shall equal the front yard setback of the lowest abutting density district, land bay or development.

<u>Proposed Modification</u> - Request modification to permit the front yard requirement for single family attached dwellings to be modified to allow a front yard setback of twelve feet from the back of the curb of the private roadway or fifteen feet from the public right-of-way, whichever is applicable.

<u>Applicant's Justification</u> – The Applicant notes that permitting the dwelling units to be constructed closer to the back of the curb or to the right-of-way, as applicable, will allow open space to be consolidated and for the full implementation of traditional design principles. The resulting tighter group of dwellings increased usable common open spaces, promotes housing affordability and encourage pedestrian movement through the design of short blocks.

<u>Staff comment-</u> It is not clear to Staff as to the intent of this modification request. The Ordinance requires a minimum yard of 12 feet from the back of the curb where vehicular access to parking is provided from the rear of the lot. The Applicant is requesting a modification to allow a front yard setback of twelve feet from the back of the curb of the private roadway or fifteen feet from the public right-of-way. Staff asked that the Applicant clarify this modification request, provide an illustrative and indicate on the CDP where the modification is proposed, and provide a justification as to how the modification request provides for an innovative design, improves upon the existing regulation or exceeds the public purpose of the Ordinance.

# (iii) R-8 District (Single-Family Residential), Section 3-508 Building Requirements (A) Lot Coverage. 50 percent maximum:

<u>Proposed Modification</u> - Request modification to modify the lot coverage for single family attached dwellings to 60 percent maximum.

<u>Applicant's Justification</u> – The size of single-family attached townhomes continues to grow to provide a single-family detached living experience without the burdens of a larger lot size and the appurtenant yard upkeep. According to the Applicant, the resulting tighter grouping of dwellings is consistent with the Revised General Plan's objectives of maximizing the amount of usable common open space and of designing short blocks that encourage pedestrian movement. Additionally, the requested modification affords similar incentives for traditional design options to the lot coverage permitted by the ADU provisions.

<u>Staff comment</u>- The incentive for lot coverage for ADU units is provided in order to allow the additional density permitted by the provision of ADU units and it is noted that the Applicant is not proposing ADU units with this application. Staff believes that the layout could be designed to maximize the amount of usable common open space and include short blocks that encourage pedestrian movement as is typical in a traditional design development without exceeding the maximum permitted lot coverage. It is not clear how this proposal provides for an innovative design or exceeds the public purpose of the Ordinance. Staff cannot support this modification request.

(iv) R-8 District (Single-Family Residential), Section 3-508 Building Requirements. (B), Building Height. 35 feet maximum:

<u>Proposed Modification</u> - Request modification to permit a maximum building height of up to 40 feet.

<u>Applicant's Justification</u> — The size of single-family attached townhomes continues to increase, including the overall height of the townhomes. The Applicant states that townhomes today are taller than they were five years ago in order to accommodate interior ceiling heights of up to ten feet and that taller ceiling heights is a direct response to customer demands for the amenities of a traditional single-family detached home in a single-family attached townhome and the additional natural height that is provided in a taller townhome.

<u>Staff comment</u>- Staff believes that the current justification about customer demands for taller ceiling heights do not satisfy the modification approval criteria in Section 6-1504. Staff believes that additional justification is needed regarding the request for increased building height. Staff cannot support the modification request at this time.

Staff believes that a modification of Section 4-109(E) is not required as the two adjacent districts are both PD-H4 zoning districts.

(v) PDH District, Section 4-110 Site Planning – Internal Relationships (I) (1) Uses adjacent to single-family residential, or agricultural and residential districts or land bay allowing residential uses, and (2) A permanent open space buffer along such perimeter at least fifty (50) feet in width, landscaped with a Type 2 Buffer Yard.

<u>Proposed Modification</u> – Request that the 50-foot minimum permanent open space buffer for the PD-H4 zoning district be waived along the northern boundary of the Property to permit the 12.47 acres extension of the surrounding approved PD-H district.

<u>Applicant's Justification</u> — The surrounding properties are zoned PD-H4, and after the rezoning, the boundary line between the Property and the surrounding area will evaporate and the site will become part of the larger Brambleton community. According to the Applicant, the resulting tighter group of dwellings increases usable common open spaces, promote housing affordability and encourage pedestrian movement through the design of short blocks. Further, the tighter grouping of the proposed dwellings is consistent with the proposed density and development pattern of the Brambleton-owned property to the north.

<u>Staff comment</u>- There is an intervening street on the northern side of the property and Staff believes that this modification request is not necessary as the 50-foot minimum permanent open space buffer is not required.

## II. Proffer Statement:

1. It appears that the Applicant is only proffering substantial conformity of the CDP (Sheet 7). Please clarify if the combined CDP (Sheet 8) and Proposed Development Plan (Sheet

8A) are not proposed to be proffered.

- 2. With regard to Proffer I, Staff request clarification as to how the proffers associated with this application relates to the original proffers approved for Brambleton (ZMAP 1993-0005/ZCPA 1993-0007), since the property that is included in this application was also part of the original Brambleton rezoning.
- 3. It should be noted that there are applications currently in process to amend the approved Concept Plan (ZCPA) for Brambleton with regard to the locations of two elementary schools, the alignment of the golf course, and the locations of the religious facilities and day care centers as well as a ZCPA for the Brambleton Town Center. This will impact the proffers, the approved "Breakdown of Uses by land bay" on Sheet 4A as well as the "Development Program" on Sheet 4B of the original approved Brambleton application. Staff believes that Sheets 4A and 4B as well as the proffers may need to be revised to reflect the changes. It is noted that the Applicant has included revised Sheet 4B as Sheet 8A with this application.
- 4. With regard to proffer III.A., the Applicant must clarify on the proffer statement the size of the community center and pool as well as the pool/bath house. Staff recommends that materials for the same be specified.
- 5. Correct the numbering of the proposed Proffers. There appears to be mislabeling or Proffer III.B. is missing (page 2).
- 6. With regard to Proffer IV.A.1., in the last sentence, include the "10-foot wide" multi purpose trail to be maintained by the HOA as shown on the CDP.
- 7. With regard to Proffer IV.B., in the last sentence, include the "10-foot wide" multi purpose trail to be maintained by the HOA as shown on the CDP.
- 8. With regard to Proffer IV.C., in the last sentence, replace the word "this" with "the" in ".....this issuance of each residential zoning permit".
- 9. Remove the modification request to waive the 50-foot permanent open space buffer from Exhibit A, as this modification is not necessary.

#### III. <u>Other:</u>

1. On the CDP (Sheet 7), it appears that the Applicant has calculated the community center building towards the open space calculation. It should be noted that although the swimming pool, considered active recreation space, may be counted towards the calculation of the required open space per Section 4-111(A), the community center building should be removed from such calculation. Therefore, the note that depicts 57.3% of land as open space should be revised accordingly.

- 2. Note # 12 on the Cover Sheet needs to be revised to clarify that the layout of the lots and roads as well as open space location may vary slightly due to engineering constraints. As written, it implies that at site plan, the lot layout may change completely.
- 3. On the CDP (Sheet 7) clearly depict the proposed 10-foot trail.
- 4. On the CDP (Sheet 7), remove the word "possible" from "possible tree save area" (from the legend and drawing) as the plan is proposed to be in substantial conformance with the CDP, and this implies that there may not be a tree save area.
- 5. The CDP depicts an area of ZCPA for the residential center and open space. However, there is no ZCPA application included with this rezoning application, and the Applicant has included a ZCPA Sheet (Sheet 8A) that reflect revision of the original approved CDP (Sheet 4A only). Staff recommends that the Applicant clarify submission of a ZCPA application that amends the original CDP of Brambleton and proffers for the site in addition to a rezoning application. A separate ZCPA number should be assigned to the application.
- 6. On the Cover Sheet, depict and label the LDN 60-65 of the Airport Impact Overlay District on the Vicinity Map.
- 7. The zoning district for the property to the north, owned by Centex Homes, is PD-H4 not PD-H3 district. Please correct this on the Cover Sheet as well as on Sheet 5.
- 8. On the Cover Sheet, correct the numbering of the Sheets to depict "Sheet 1 of 8A".
- 9. On Sheet 5, provide the metes and bounds for the portion of the parcel proposed to be rezoned to the PD-H4 zoning district.
- 10. The CDP (Sheet 7) depicts lot lines that encroach into the private roads and open spaces. The Applicant must clarify if the private roads are alleys and should note that ingress/egress easements must be recorded prior to record plat approval of the lots. Further, the CDP should be revised to remove lot lines encroaching into open space.
- 11. On Sheet 8A, the Applicant is proposing a Residential Center Type 1 within the limits of the ZCPA. Staff believes this is associated with the community center and pool for the proposed development, and is in addition to the approved Residential Centers for Brambleton. It should be noted that Brambleton is approved for no more than three (3) community centers, which must be located in or around Residential Centers or adjacent to the Town Park, as identified on the approved Development Plan. Further, each site shall be a minimum of 4 acres and a maximum of ten (10) acres.

12. Sheet 8A that depicts the limits of the ZCPA application must be revised to reflect the correct acreage for the PD-IP zoned and PD-H4 zoned areas of Brambleton (Development Program) as well as total number of units in Land Bay 3, if applicable.

ZMAP.2004.0025.BRAMBLETON.CORNER.2ndref.

# COUNTY OF LOUDOUN

# DEPARTMENT OF BUILDING AND DEVELOPMENT

#### MEMORANDUM

DATE:

April 20, 2007

TO:

Mike Elabarger, Planner, Department of Planning

THROUGH: Mark Stultz, Assistant Zoning Administrator

FROM:

Val Thomas, Planner, Zoning Administration

CASE NUMBER AND NAME:

ZCPA 2006-0011; Brambleton Corner; Third Referral

TAX MAP/PARCEL NUMBER:

91/25; MCPI#: 201-29-5424; ......

Building and Development Staff has reviewed the above referenced revised Zoning Concept Plan **Amendment** application for conformance with the applicable requirements of the Zoning Ordinance ("the Ordinance"). It should be noted that the rezoning application for Brambleton Corner (ZMAP 2004-0025) is not part of this review as the Applicant has not responded to staff's earlier 2nd referral comments on the rezoning application. Staff has the following comments with regard to the ZCPA application:

- With this ZCPA application, the Applicant seeks approval to develop a fourth facility (a Pool/Bathhouse) within the original approved Brambleton development while relocating one of the approved community recreation center to the proposed Brambleton Corner development. Staff recommends that for ease of administration, the Applicant submit a request to delete one of the approved community recreation sites proffered with ZMAP 1993-0003/ZCPA 1993-0007 through this ZCPA application, and instead locate a pool/bathhouse in Land Bay 2. Staff also recommends that a community recreation center be added as part of the rezoning application for Brambleton Corner ZMAP 2004-0025.
- Because the two applications (ZMAP & ZCPA) are interconnected, Staff recommends that the two applications be taken together to the Planning Commission and Board of Supervisors public hearing.
- 3. The proposed pool/bathhouse must be shown on the revised Concept Development Plan ("CDP") and the nature and details of such pool be included in the proposed Proffer Statement.
- On Proposed Sheet 8A, for clarity, please revise the language "limits of concept plan amendment" to "limits of zoning map amendment".

Brambleton Corner ZCPA 2006-0011 April 20, 2007 Page 2

- 5. On Proposed Sheet 8A, the limits of zoning concept plan amendment should include all undeveloped area and the proposed pool area in Land Bay 2.
- 6. Revise Sheet 4A of the approved Brambleton development to indicate the changes proposed with this application, to include in the "Breakdown of Use by Land Bay" table, the proposed deletion of the Community Recreation Center in Land Bay 2 and the addition of the pool/bathhouse in the same Land Bay. Also revise the calculation of the total area of PD-IP in Land Bay 3. This should be reflected in the proffer statement as well.
- 7. On Sheet 8A, revise the acreage of the PDH and PD-IP zoning district in the "Development Program" table.
- 8. With regard to the Draft Proffer Statement dated December 13, 2006, Staff has the following comments:
  - In the Preamble, Brambleton is identified as the owner of the parcels in Exhibit A. However, Sheet 8A of the ZCPA Plan set includes the parcel identified as MCPI#202-40-3006, which is owned by Sami Ali Trustee. As this parcel is included in the original Brambleton rezoning approval, any concept plan amendment that includes this parcel should have the consent and signature of that owner. Please correct/clarify this inconsistency.
  - With regard to Proffer #1, in line 5, the parcels governed by the proffers are identified on Exhibit A, not Sheet 8A. Please correct/clarify this.
  - As noted earlier, Staff recommends that proposed Proffer # 3 is revised to delete one of the three approved community recreation center sites and add a pool/bathhouse to the original approved Brambleton Proffer Statement.
- 9. On Sheet 8A, provide a consistent symbol identifying the residential centers in the legend. As shown, some are highlighted in green and others not.



# **Loudoun County Department of Fire-Rescue**

16600 Courage Court Leesburg, Virginia 20175 (703) 777-0333

# Memo

To: Jo Ramesh, Project Manager

From: Maria Figueroa, Fire-Resculte Planner

Date: April 29, 2005

Re: Brambleton Comer

ZMAP 2004-0025



Thank you for the opportunity to review the above captioned application to rezone approximately 12.5 acres from PD-IP to PD-H4 (to be administered as R-8).

The Fire Marshal's Office offers the following comments and recommendations to reduce the risk of fire:

- Installing fire detection systems in accordance with IBC 907, including those structures not required by the International Building Code (IBC 903).
- Installing alarms and supervision in accordance with IBC 907, including those structures not required by the International Building Code (IBC 903).
- Installing automatic sprinklers in all structures of combustible construction, including those structures not required by the International Building Code (IBC 903).
- Burning of construction or demolition materials is not permitted.

The above comments are recommendations only. Building and Development will determine specific requirements during the building plans review stage, including fire lane requirements if applicable.

Water Supply – The applicant indicates that the site will be served by public water and sewer. Fire hydrant specifications and locations shall be in accordance with LCSA standards. Testing should be conducted to verify the adequacy of pressure and volume for fixed fire protection systems if installed, and for manual firefighting purposes.

Access - In accordance with the International Fire Code, the applicant shall maintain access to all structures under construction. Fire department access

roads shall be of an approved surface material that is capable of providing emergency vehicle access and support at all times, and shall be a minimum of 20 feet in unobstructed width. The access roadways shall provide a minimum turning radius capable of accommodating the largest fire apparatus of the jurisdiction and a minimum vertical clearance of 13 ½ feet.

The GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	Arcola VFRC Station 9 Miles	Arcola VFRC Station 9 Travel Time
201-29-5424	Brambleton Corner	1.29	2 minutes 34 seconds

The Travel Times for each project were calculated using ArcView and the Network Analyst extension to calculate the distance in miles. This distance was then doubled to provide an approximate travel time for a Fire or EMS unit to reach each project site. To get the total response time another two minutes were added to account for dispatching and turnout. This assumes that the station is staffed at the time of the call. If the station is unoccupied, another one to three minutes should be added.

Project name	Approximate Response Time for Arcola VFRC Station 9
Brambleton Corner	4 minutes 34 seconds

The Arcola-Pleasant Valley Volunteer Fire and Rescue Company provided the following comments and recommendations:

The applicant shall require all builders to provide and install a residential fire sprinkler system for each residential unit constructed; provided that the water supply system to any such residence has sufficient capacity to support the sprinkler system. All model homes utilized by the applicant and/or builder on the property for marketing purposes shall be constructed with a residential sprinkler system. All marketing information packets shall include promotional materials on the benefits of automatic fire sprinkler systems offered by the manufacturer of residential fire sprinkler systems, and United States Fire Administration. All Features brochures shall include the residential sprinkler system and shall be printed in a fashion (i.e. double font size, italics, bold, etc.) to attract the buyer/reader's attention, as proof from the builder they are committed to providing a product with the safety and welfare of the purchaser in mind.

- The applicant shall contribute an initial base sum of money of \$250.00 per unit for each residential unit, and shall escalate in accordance with the CPI beginning with the base year 1988. The initial contribution shall be payable to the County of Loudoun at the time of issuance of the zoning permit. For the purpose of this section a residential unit includes each single-family detached unit, each single-family attached unit, and each multi-family unit. Said contributions shall be divided equally between the primary serving fire and rescue services. The County shall pay the collected proceeds to the primary serving fire company and the primary serving rescue company. In the event that a volunteer company is not the primary provider of fire and/or rescue service, the aforementioned contributions shall be discontinued on a basis of 50% for the primary fire service provider and 50% for the primary rescue service provider.
- Applicant shall provide all weather gravel compacted access for emergency vehicles to those portions of the project which are under construction, not later than the framing stage of construction, subject to approval of the Fire Marshal's office.
- Access to alternative water sources or dry hydrants shall be provided to Loudoun County Fire and Rescue wherever impounded water is available on the site, in order to provide additional possible water sources for department use in the event of emergencies.

If you have any questions or need additional information, please contact me at 703-777-0333.

cc Howard Dawley, LCFR
Mike Kalasanckas, Arcola Volunteer Fire and Rescue Company
Danielle Gotthardt, FMO, LCFR
Project file



# ARCOLA-PLEASANT VALLEY VOLUNTEER FIRE DEPARTMENT

May 16, 2006



Ms. Maria Figueroa
Fire-Rescue Planner
Loudoun County Department of Fire & Rescue Services
16600 Courage Court
Leesburg, VA 20175

Subject:

Proffer/Contribution Comments on:

Brambleton Corner ZMAP 2004-0025

Dear Ms. Figueroa:

In reviewing the latest Referral Comments dated April 20, 2006, the applicant did not address our comments submitted in our letter dated March 23, 2003, regarding the language we recommend for requiring all builders to contribute \$250.00 per residential unit as permitted. The response as currently written is undesirable to the APVVFD, and shall be noted that we maintain our position as outlined in our letter dated March 23, 2003. The applicant should view the proffer/contribution offered by Frontier Springs and others as the model to support fire and rescue services to the community they are developing. Should the applicant disapprove with our request, the APVVFD will present our position at the next scheduled Planning Commission or Board of Supervisors meeting for this project.

WE HEREBY REQUEST that our Department be afforded the opportunity to review and approve any revised documents related to fire and rescue contributions regarding this application. Should you have any further questions regarding our comments, please contact Michael V. Kalasanckas, Staff Assistant/Proffer Coordinator at (703) 327-2222 day or (703) 406-3823 evening.

Sincerely,

Michael V. Kalasanckas, Staff Assistant/Proffer Coordinator

DV. Kalasanek

cc: Jason Rogers, Perison Matring Expring Porarian Argola, VA 20107

APVVFD File 703.327.2222 • 703.327.0373 fax

www.arcolavfd.org



# **Loudoun County Department of Fire-Rescue**

16600 Courage Court Leesburg, Virginia 20175 (703) 777-0333

# Memo

To: Mike Elabarger, Project Manager

From: Maria Figueroa, Fire-Rescue Planner

Date: May 26, 2006

Re: Brambleton Corner, Second Referral

ZMAP 2004-0025

Thank you for the opportunity to review the Applicant's response to our referral comments dated April 29, 2005. The Fire and Rescue Planning Staff and the Fire Marshal's Office have no further comments after review of the second submission.

If you have any questions or need additional information, please contact me at 703-777-0333.

cc: Project file

From:

Maria Taylor Elabarger, Mike

To: Date:

2/12/2007 1:58 PM

Subject:

Brambleton Corner ZMAP 2004-0025 & ZCPA 2006-0011

Mike: We have nothing further to add for the above referenced project after reviewing the third submission. I also had the opportunity to review comments that you will receive from the Referral matrix team. Thanks.

Maria

Maria Figueroa Taylor Planner Loudoun County Fire-Rescue and Emergency Management 803 Sycolin Road, Suite 104 Leesburg, VA 20175 703-777-0333 703-771-5359 (fax)

Teamwork, Integrity, Professionalism and Service



880 Harrison Street, SE • P.O. Box 4000 • Leesburg, Virginia 20177-1403 • www.lcsa.org

April 12, 2005

Ms. Jo Ramesh
Department of Planning
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

Re: ZMAP-2004-0025, Brambleton Corner

Dear Ms. Ramesh:

The Sanitation Authority has reviewed the referenced Zoning Map Amendment Petition and finds that the Authority could provide public water and sanitary sewer service to this project through extensions of existing facilities.

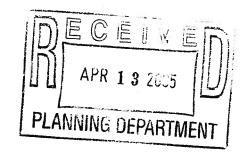
Should offsite easements be required to extend public water and/or sanitary sewer to this site, the applicant shall be responsible for acquiring such easements and dedicating them to the Authority at no cost to the County or to the Authority. Also, please note that LCSA easements will be required to be dedicated for water and sanitary sewer facilities located within private streets.

Public water and sanitary sewer service would be contingent upon the developer's compliance with the Authority's Statement of Policy; Rates, Rules and Regulations; and Design Standards. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Tony H. Dawood, P.E.

Manager, Department of Land Development Programs



# **County of Loudoun**

# Office of Transportation Services

#### MEMORANDUM

DATE:

May 5, 2005

TO:

Jo Ramesh, Project Manager

THRU:

Art Smith, Senior Coordinator

FROM:

George Phillips, Senior Transportation Planner

SUBJECT: ZMAP 2004-0025, Brambleton Corner, First Referral

Location:

Northeast quadrant of the future East-West Collector and Route 659

PLANNING DEPARTMENT

Relocated.

# **Background**

The applicant, Brambleton Group, LLC is seeking a rezoning of a 12.5-acre parcel from PD-IP to PD-H4 to be administered as R-8. To develop 49 single family town houses. The applicant has submitted a traffic study dated December 22, 2005 by Wells & Associates, a zoning concept plan dated February 16, 2005 by Urban Engineering & Associates, Inc. and a statement of justification dated December 30, 2004.

# **Existing & Proposed Road Network**

The site is located at the future intersection of Route 659 Relocated and Route 621 Relocated (The East-West Connector Road). Neither of these roads currently exists but would be constructed with adjacent developments including this proposed development. The Countywide Transportation Plan calls for this portion of Route 659 Relocated to be a six-lane divided minor arterial within 120 feet of right-of-way and include right & left turn lanes at all major intersections, a 60 mph design speed and desirable median crossover spacing of 1,100 feet in the vicinity of the site. Bicycle accommodations are also to be considered in the design and may require additional right-of-way. The East West Connector Road is to serve as a northern bypass for the Village of Arcola. It is planned as a rural

four-lane median divided major collector within a 120-foot wide right of way, turn lanes at all intersections, a 40-MPH design speed and desirable median cross over spacing of 700 feet. Bicycle accommodations must be considered in the design and may require additional right-of-way. At this time, neither of these facilities are included in the VDOT Secondary Road Program. It is anticipated that they will be constructed by approved (Brambleton etc.), proposed and future private developments.

### **Trip Generation Information**

Based on information from the applicant's traffic study addendum, the approved industrial use would generate 169 a.m. peak hour, 188 p.m. peak hour and 1,322 daily trips. The proposed use would generate 29 a.m. peak hour, 33 p.m. peak hour and 350 daily vehicle trips. This represents a reduction of 140 a.m. peak hour, 155 p.m. peak hour and 972 daily trips.

# **Transportation Comments**

- 1. The applicant needs to construct adequate access to serve this site. What is the proposed access initially? Please clarify. At a minimum, two lanes of the East-West Connector Road should be constructed from the site east to existing Route 659. In addition, the applicant would be responsible for the construction of one half of a four lane divided road along the Route 659 Relocated frontage.
- 2. In order to accommodate the future widening of Route 659 Relocated and Route 621 Relocated, the applicant needs to dedicate 60 feet from the road centerline along both properties plus right-of-way required for right turn lanes. In addition, the applicant needs to provide all necessary construction related easements including drainage, grading and utility easements.
- 3. The applicant needs to contribute to traffic signals at the existing and future intersections of Route 659 Relocated/Route 621 Relocated and the proposed site entrance onto Route 621 Relocated.
- 4. The applicant needs to provide for bicycle and trail connections along Route 659 Relocated and Route 621 Relocated within the site and ensure that they connect with approved sidewalks/trails on the adjacent parcels including Brambleton.
- 5. In order to facilitate transit facilities and service in the future, a \$500 per unit contribution is recommended. This could also take the form of capitol improvements such as provision of a bus shelter, a park & ride lot or purchase of buses.

- 6. The concept plan shows several proposed private roads within the site and private three street interparcel connections to the north. Has the applicant coordinated with the property to the north regarding maintenance responsibilities and the right of mutual access? Please clarify. Also, please note that the proposed private streets will need to be maintained by the property owners. VDOT and Loudoun County would not be responsible for ownership or maintenance. Finally, the private streets must be constructed in accordance with the Loudoun County Facilities Standards Manual.
- 7. It would be helpful if the applicant could submit documentation of the totality of Brambleton proffers through the completion of Brambleton. This would include improvements necessary for the Brambleton project to move to its second phase, this rezoning and the pending Brambleton Town Center rezoning.

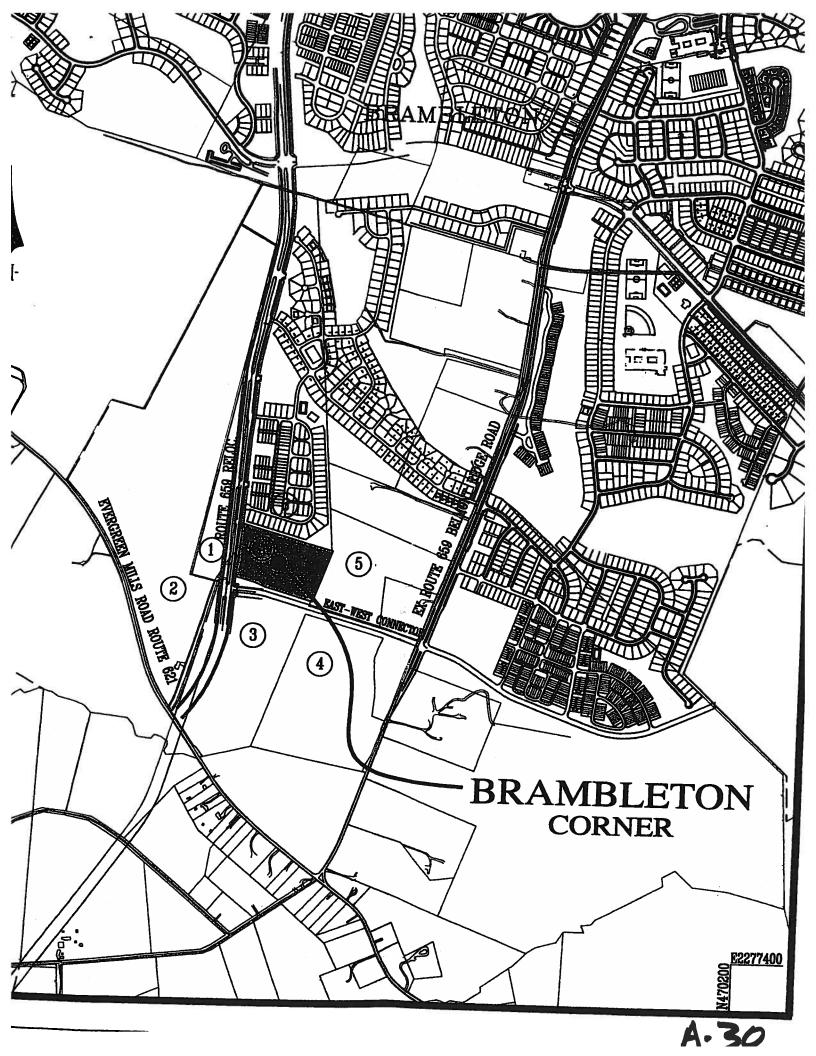
#### Recommendation

Provided the applicant adequately addresses the above outstanding issues, the Office of Transportation Services would support the approval of this application.

Let me know if you have any questions at 777-0122.

cc: Terrie Laycock, Acting Director, OTS Chip Taylor, Asst. Director/Highway Division Manager

C Drive, Brambleton Corner ZMAP 2004-0005



# **County of Loudoun**

# Office of Transportation Services

#### **MEMORANDUM**

DATE:

June 8, 2006

TO:

Michael Elabarger, Project Manager, Planning Department

THRU:

Art Smith, Senior Coordinator

FROM:

George Phillips, Senior Transportation Planner

SUBJECT: ZMAP 2004-0025, Brambleton Corner

Second Referral

Location:

Northeast quadrant of the future East-West Collector and Route

659 Relocated.

# Background

In response to initial OTS comments from May, 2005, the applicant, Brambleton Group, LLC has provided a response letter dated March 3, 2006, a revised zoning concept plan dated March 1, 2006 by Urban Engineering & Associates, Inc., draft proffers dated April 10, 2006 and a revised statement of justification dated April 20, 2006. Discussed below is the original OTS comment, the applicant's response and whether or not the comment has been adequately addressed.

### **Transportation Comments**

1. The applicant needs to construct adequate access to serve this site. What is the proposed access initially? Please clarify. At a minimum, two lanes of the East-West Connector Road should be constructed from the site east to existing Route 659. In addition, the applicant would be responsible for the construction of one half of a four lane divided road along the Route 659 Relocated frontage.

The applicant notes that initial access will be via interparcel connections through Brambleton or off of Route 621 Relocated from the entrance west to Route 659 relocated. The applicant has also proffered dedication and one half of a six-lane road along the Route 659 relocated site frontage. These on site improvements do not however, deal with the

# request to construct Route 621 Relocated to the east to existing Route 659.

#### Issue not addressed.

2. In order to accommodate the future widening of Route 659 Relocated and Route 621 Relocated, the applicant needs to dedicate 60 feet from the road centerline along both properties plus right-of-way required for right turn lanes. In addition, the applicant needs to provide all necessary construction related easements including drainage, grading and utility easements.

The applicant acknowledges the need for 60 feet along Route 659 Relocated. The applicant notes that only 42 feet is needed for Route 621 Relocated, a planned four lane divided road, along their site frontage. Provided the applicant confirms that adequate right of way is available for separate right and left turn lanes at the site entrance and the Route 659 Relocated/Route 621 Relocated intersection and that all necessary construction related easements will be provided, there is no outstanding issue.

#### Please clarify.

3. The applicant needs to contribute to traffic signals at the existing and future intersections of Route 659 Relocated/Route 621 Relocated and the proposed site entrance onto Route 621 Relocated.

The applicant notes that they would consider contributing.

#### Further discussion is needed.

**4.** The applicant needs to provide for bicycle and trail connections along Route 659 Relocated and Route 621 Relocated within the site and ensure that they connect with approved sidewalks/trails on the adjacent parcels including Brambleton.

The applicant shows a 10' wide trail along the site frontage of Route 659 Relocated and Route 621 Relocated.

#### Issue addressed.

5. In order to facilitate transit facilities and service in the future, a \$500 per unit contribution is recommended. This could also take the form of capitol improvements such as provision of a bus shelter, a park & ride lot or purchase of buses.

The applicant notes that they envision applying mass transit contributions towards the construction of Loudoun County Parkway through the use of the Brambleton Transportation Improvement Fund. This, however, doesn't address transit service in this area.

# Further discussion is needed.



- 6. The concept plan shows several proposed private roads within the site and three private street interparcel connections to the north. Has the applicant coordinated with the property to the north regarding maintenance responsibilities and the right of mutual access? Please clarify. Also, please note that the proposed private streets will need to be maintained by the property owners. VDOT and Loudoun County would not be responsible for ownership or maintenance. Finally, the private streets must be constructed in accordance with the Loudoun County Facilities Standards Manual. The applicant notes that this property has been designated as an extension of the Brambleton community and that maintenance will be under the auspices of the Brambleton HOA. Provided Brambleton has agreed with this, there is no outstanding issue. The applicant also acknowledged that the private streets will need to be maintained by the
- 7. It would be helpful if the applicant could submit documentation of the totality of Brambleton proffers through the completion of Brambleton. This would include improvements necessary for the Brambleton project to move to its second phase, this rezoning and the pending Brambleton Town Center rezoning.

property owners, constructed to Loudoun FSM standards and that Loudoun County will not be responsible for ownership or maintenance.

The applicant notes that they have met with OTS staff regarding the status of Brambleton Development and that they would be happy to answer any further questions.

No outstanding issue.

8. The applicant includes draft proffers to provide \$25,791 per unit to the Brambleton Transportation Fund towards the construction of Loudoun County Parkway from Route 621 to the West Spine Road. This is a desirable proffer which should be maintained. What is the proposed time schedule for this construction? Please clarify.

#### Recommendation

Further discussion is needed regarding the Loudoun County Parkway, Route 621 Relocated, and transit related service. Please arrange a meeting in the near future so OTS can become up-to-date on these issues.

# **County of Loudoun**

# Office of Transportation Services

#### MEMORANDUM

DATE:

January 26, 2007

TO:

Michael Elabarger, Project Manager, Planning Department

THRU:

Art Smith, Senior Coordinator

FROM:

George Phillips, Senior Transportation Planner

SUBJECT: ZMAP 2004-0025, Brambleton Corner, Third Referral

Location: Northeast guadrant of the future East-West Collector and Route 659 Relocated.

#### **Background**

OTS provided second referral comments dated June 8, 2006. The applicant, Brambleton Group. LLC has now provided draft proffers dated December 13, 2006 and a revised zoning concept plan dated October 10, 2006 by Urban Engineering & Associates, Inc. Discussed below is the original OTS comment, the applicant's response and whether or not the comment has been adequately addressed.

#### Transportation Comments

- 1. The applicant needs to construct adequate access to serve this site. What is the proposed access initially? Please clarify. At a minimum, two lanes of the East-West Connector Road should be constructed from the site east to existing Route 659. In addition, the applicant would be responsible for the construction of one half of a four lane divided road along the Route 659 Relocated frontage. The applicant notes that initial access will be via interparcel connections through Brambleton or off of Route 621 Relocated from the entrance west to Route 659 relocated. The applicant has also proffered dedication and one half of a six-lane road along the Route 659 relocated site frontage. These on site improvements do not however, deal with the request to construct Route 621 Relocated to the east to existing Route 659. Issue still not addressed.
- 2. In order to accommodate the future widening of Route 659 Relocated and Route 621 Relocated, the applicant needs to dedicate 60 feet from the road centerline along both properties plus right-of-way required for right turn lanes. In addition, the applicant needs to provide all necessary construction related easements including drainage, grading and utility easements. The applicant acknowledges the need for 60 feet along Route 659 Relocated. The applicant notes that only 42 feet is needed for Route 621 Relocated, a planned four lane divided road, along their site frontage. Provided the applicant confirms that adequate right of way is available for separate right and left turn lanes at the site entrance and the Route 659 Relocated/Route 621 Relocated intersection and that all necessary construction related easements will be provided, there is no outstanding issue. Please clarify. This has not yet been clarified.

- 3. The applicant needs to contribute to traffic signals at the existing and future intersections of Route 659 Relocated/Route 621 Relocated and the proposed site entrance onto Route 621 Relocated. The applicant notes that they would consider contributing. Further discussion is needed.
- 4. The applicant needs to provide for bicycle and trail connections along Route 659 Relocated and Route 621 Relocated within the site and ensure that they connect with approved sidewalks/trails on the adjacent parcels including Brambleton. The applicant shows a 10' wide trail along the site frontage of Route 659 Relocated and Route 621 Relocated. Issue addressed.
- 5. In order to facilitate transit facilities and service in the future, a \$500 per unit contribution is recommended. This could also take the form of capitol improvements such as provision of a bus shelter, a park & ride lot or purchase of buses. The applicant notes that they envision applying mass transit contributions towards the construction of Loudoun County Parkway through the use of the Brambleton Transportation Improvement Fund. This, however, doesn't address transit service in this area. Further discussion is needed.
- 6. The concept plan shows several proposed private roads within the site and three private street interparcel connections to the north. Has the applicant coordinated with the property to the north regarding maintenance responsibilities and the right of mutual access? Please clarify. Also, please note that the proposed private streets will need to be maintained by the property owners. VDOT and Loudoun County would not be responsible for ownership or maintenance. Finally, the private streets must be constructed in accordance with the Loudoun County Facilities Standards Manual. The applicant notes that this property has been designated as an extension of the Brambleton community and that maintenance will be under the auspices of the Brambleton HOA. Provided Brambleton has agreed with this, there is no outstanding issue. The applicant also acknowledged that the private streets will need to be maintained by the property owners, constructed to Loudoun FSM standards and that Loudoun

County will not be responsible for ownership or maintenance.

- 7. It would be helpful if the applicant could submit documentation of the totality of Brambleton proffers through the completion of Brambleton. This would include improvements necessary for the Brambleton project to move to its second phase, this rezoning and the pending Brambleton Town Center rezoning. The applicant notes that they have met with OTS staff regarding the status of Brambleton Development and that they would be happy to answer any further questions. No outstanding issue.
- 8. The applicant includes draft proffers to provide \$25,791 per unit to the Brambleton Transportation Fund towards the construction of Loudoun County Parkway from Route 621 to the West Spine Road. This is a desirable proffer which should be maintained. What is the proposed time schedule for this construction? Please clarify. Please note that the current draft proffers do not now include the previously mentioned \$25,791 per unit. Please clarify the proposed off site road improvements and the per unit contribution from this application.

#### Recommendation

Further discussion is needed regarding the Loudoun County Parkway, Route 621 Relocated, and transit related service. Please arrange a meeting in the near future between staff and the applicant to discuss and resolve these issues.



# COUNTY OF LOUDOUN PARKS, RECREATION AND COMMUNITY SERVICES REFERRAL MEMORANDUM

To:

Jo Ramesh, Project Manager

Department of Planning

From:

Mark A. Novak, ASLA, Chief Park Planner, Facilities Planning and

Development

CC:

Diane Ryburn, Director

Bruce McGranahan, Division Manager, Facilities Planning and

Development

Su Webb, Park Board, Chairman

Jim Bonfils, Park Board, Dulles District

Date:

May 31, 2005

Subject:

ZMAP 2004-0025 Brambleton Corner

**Election District:** Dulles

Sub Planning Area: Dulles

**PLANNING DEPARTMEN** 

MCPI#

201-29-5424

#### **BACKGROUND:**

The property is located on the northeast side of relocated Route 659) and the future East-West Connector alignments. The site consists of approximately 12.47 acres within the Dulles Community of the Suburban Policy Area and is located in the Dulles Election District. The property is currently zoned PD-IP Planned Development Industrial Park and part of the greater Brambleton community. The applicant proposes to develop the Property, consisting of 49 single-family attached townhome units. To support this program, the applicant seeks to rezone the Property from PD-IP to PDH-4 (To be administered as R-8) in accordance with the provisions of the 1993 Loudoun County Zoning Ordinance. The property is to be developed in conformance with the density and land use policy recommendations of the Suburban Policy Area of the Revised General Plan. In addition, the Applicant is requesting modifications for PD-H4 district size, R-8 front yard setback, R-8 district lot coverage, and R-8 district maximum building height.

ZMAP 2004-0025 Brambleton Corner May 31, 2005 Page 2 of 4

#### POLICY:

The site is governed under the policies of the Revised General Plan, the Loudoun County Bicycle and Pedestrian Mobility Master Plan and the Revised Countywide Transportation Plan (CTP), the subject site is located within the "Dulles Community" of the Suburban Policy Area. The Planned Land Use Map adopted with the Revised General Plan designates the Suburban Policy Area planned uses of the property as light-industrial. Light-Industrial Policies, (6) High-Density Residential uses may be permitted in conjunction with a Light-Industrial development. Residential areas will be subject to the designated density and design criteria outlined in the residential policies of this Plan and subject to the availability of utilities, roads, and public services, compliance with the countywide proffer policies, and implementation of the community design guidelines and growth management objectives of this Plan.

#### **PROJECT ANALYSIS:**

The Applicant proposes to develop the Property consisting of 49 attractive single-family attached townhomes as part of the Brambleton community, creating a southern edge for the community's residential development. The East-West Connector (Route 621 Relocated) will serve as a boundary between the Brambleton residential community to the north and other higher-intensity uses, such as office, retail and light industrial, to the south of the east-West connector. The Applicant states, the Property will be incorporated into the greater Brambleton community and will benefit from the amenities in Brambleton, including active and passive pen space and recreational opportunities.

#### **COMMENTS:**

With respect to Parks, Recreation and Community Services we offer the following comments and recommendations:

1. PRCS is encouraged and supportive of the Applicants vision and offer to evaluate proffering meaningful upgrades at Brambleton Community Park. Under the original Brambleton rezoning application (ZMAP 1993-0005), the Applicant (Brambleton Land Corporation) proffered to dedicated approximately twenty-four (24) acres for a Community Park which was to include, two (2) football fields, one (1) soccer field, four (4) softball fields and two (2) baseball fields. However, the Applicant under the proffer is only required to graded, seed and provide goal post and /or backstop and home

ZMAP 2004-0025 Brambleton Corner May 31, 2005 Page 3 of 4

plate, according to the type of fields. Parking, lighting, irrigation, fencing (baseball, softball outfields and perimeter/site), bleachers, restrooms, concession, storage facilities and utilities are not included in the original proffer and therefore, become the responsibility of the County to provide. The Park is on schedule to be dedicated to the County late fall of 2006; however, without at least parking and fencing, it will not be accessible to the public. PRCS is available to meet with the Applicant and Planning Department to discuss and evaluate the necessary improvements that benefit and completes the facilities for public use.

- 2. This project adds 49 single-family attached units and offers no contribution to public recreation. The applicant should demonstrate to staff, the Planning Commission, and the Board of Supervisors how the recreational and leisure needs of these new residents will be met without further taxing the existing public recreational facilities in Dulles south area.
- 3. The Revised Countywide Transportation Plan (CTP) identifies Belmont Ridge Road (Rt.659) as a priority bicycle route along roadways. The CTP further identifies Gum Springs Road (Rt.659) ultimate design conditions as, a 6 (six) lane/120 ROW, and states bicycle accommodations must be considered in design and may require additional right-of-way. The CTP further identifies the East-West Connector (Relocated Rt.621) as a high priority bicycle route along roadways with an ultimate design conditions as, a four (4) lane/120 -foot ROW, and states bicycle accommodations must be considered in design and may require additional right-of-way. The Applicant has identified on the Concept Development Plan that Route 621 and 659 are proposed by separate plan. Please verify that the appropriate bicycle accommodations have been addressed on the plans.
- 4. Please clarify on sheet 7 of 8 the proposed eight (8) foot trail. The legend depicts the trail as a solid line however; the trail proposed along relocated Rt. 659 is dashed. The same is true for the proposed sidewalk, the legend shows it as solid, yet it is dashed on the plan. Please revise for consistency.
- 5. Please provide more information on the civic space, what is its use.

# **RECOMMENDATIONS:**

PRCS has identified above, several outstanding issues that require more information to complete the review of this application. At this time PRCS can not support this application for approval.

ZMAP 2004-0025 Brambleton Corner May 31, 2005 Page 4 of 4

Please contact me personally if I can be of further assistance. I'm available and look forward to attend any meetings or sessions to offer our support or to be notified of any further information regarding this project. I can be reached at 703-738-8992.



# **COUNTY OF LOUDOUN** PARKS, RECREATION AND COMMUNITY SERVICES REFERRAL MEMORANDUM

To:

Michael Elabarger, Project Manager

Department of Planning

From:

Mark A. Novak, ASLA, Chief Park Planner, Facilities Planning and

Development

CC:

Diane Ryburn, Director

Steve Torpy, Assistant Director Su Webb, Park Board, Chairman

Jim Bonfils, Park Board, Dulles District

Date:

July 11, 2006

Subject:

ZMAP 2004-0025 Brambleton Corner – 2<sup>nd</sup> Submission

**Election District:** Dulles

Sub Planning Area: Dulles

MCPI#

201-29-5424

#### **BACKGROUND:**

The property is located on the northeast side of relocated Route 659) and the future East-West Connector alignments. The site consists of approximately 12.47 acres within the Dulles Community of the Suburban Policy Area and is located in the Dulles Election District. The property is currently zoned PD-IP Planned Development Industrial Park and part of the greater Brambleton community.

The Applicant proposes to develop the Property consisting of 49 attractive singlefamily attached townhomes as part of the Brambleton community, creating a southern edge for the community's residential development. The East-West Connector (Route 621 Relocated) will serve as a boundary between the Brambleton residential community to the north and other higher-intensity uses, such as office, retail and light industrial, to the south of the east-West connector. The Applicant states, the Property will be incorporated into the greater Brambleton community and will benefit from the amenities in Brambleton, including active and passive open space and recreational opportunities.

#### **COMMENTS:**

The Department of Parks, Recreation and Community Services (PRCS) have reviewed the applicant's responses dated March 3, 2006 to referral comments dated May 31, 2005, revised Zoning Map Amendment Plan and Zoning Concept Plan

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PLANNING DEPARTMEN

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Amen dement dated April 19, 2006, revised Statement of Justification dated April 20, 2006 and Draft Proffer Statement dated April 30, 2006.

The following is a summary of the current status of the issues identified by the Department of Parks Recreation and Community Services dated May 31, 2005:

Comment #1: PRCS is encouraged and supportive of the Applicants vision and offer to evaluate proffering meaningful upgrades at Brambleton Community Park. Under the original Brambleton rezoning application (ZMAP 1993-0005), the Applicant (Brambleton Land Corporation) proffered to dedicated approximately twenty-four (24) acres for a Community Park which was to include, two (2) football fields, one (1) soccer field, four (4) softball fields and two (2) baseball fields. However, the Applicant under the proffer is only required to graded, seed and provide goal post and /or backstop and home plate, according to the type of fields. Parking, lighting, irrigation, fencing (baseball, softball outfields and perimeter/site), bleachers, restrooms, concession, storage facilities and utilities are not included in the original proffer and therefore, become the responsibility of the County to provide. The Park is on schedule to be dedicated to the County late fall of 2006; however, without at least parking and fencing, it will not be accessible to the public. PRCS is available to meet with the Applicant and Planning Department to discuss and evaluate the necessary improvements that benefit and completes the facilities for public use.

Applicant Response: The Brambelton Regional Park was dedicated by the Applicant in connection with the original rezoning of the community. The Applicant will seek to have any capital facilities contributions generated by this application applied to the Brambelton Transportation Improvement Fund for the construction of the Loudoun County Parkway. The Applicant is happy to discuss the application of some portion of any excess funds to the further improvements of the park.

<u>Issue Status:</u> PRCS request a meeting with the Applicant to discuss proffering meaningful upgrades at Brambleton Community Park. A proportionate share of this project's capital facilities contribution should be set aside for public park and recreation capital projects (see comment #1 above). This designation should be noted with the Capital Facilities Contribution proffer statement (or other appropriate documentation) for Brambelton Corner.

<u>Comment #2:</u> This project adds 49 single-family attached units and offers no contribution to public recreation. The applicant should demonstrate to staff, the Planning Commission, and the Board of Supervisors how the recreational and leisure needs of these new residents will be met without further taxing the existing public recreational facilities in Dulles south area.

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Applicant Response: At build-out, the Brambelton community will more than adequately serve the recreational and leisure benefits of Brambelton residents and County residents. In addition to the Brambelton Regional Park site and related ancillary fields dedicated in connection with the rezoning of the Brambelton community and in addition to fields and recreational facilities that will be provided in connection with three elementary school sites and one high school site dedicated by Brambelton, the Brambelton community will provide at least three (3) community centers (including pools0, four (4) tennis courts, four (4) multi-purpose courts, seven (7) to lots, three (3) soccer field s, three (3) softball fields, miles of trail network, countless pocket parks an open space, and one (1) golf course at build-out. S such, the Brambelton community can more than adequately provide for the residents of this 49 townhome development.

Applicant respectfully submits that the recreational and leisure needs of these residents can met without taxing the existing public recreational facilities in the vicinity of the Property.

Issue Status: Comment acknowledged.

Comment #3: The Revised Countywide Transportation Plan (CTP) identifies Belmont Ridge Road (Rt.659) as a priority bicycle route along roadways. The CTP further identifies Gum Springs Road (Rt.659) ultimate design conditions as, a 6 (six) lane/120 ROW, and states bicycle accommodations must be considered in design and may require additional right-of-way. The CTP further identifies the East-West Connector (Relocated Rt.621) as a high priority bicycle route along roadways with an ultimate design conditions as, a four (4) lane/120 -foot ROW, and states bicycle accommodations must be considered in design and may require additional right-of-way. The Applicant has identified on the Concept Development Plan that Route 621 and 659 are proposed by separate plan. Please verify that the appropriate bicycle accommodations have been addressed on the plans.

<u>Applicant Response:</u> Applicant has addressed the appropriate bicycle accommodations (as required by the County's Bicycle and Pedestrian Plan) on the Plans.

<u>Issue Status:</u> Comment acknowledged.

<u>Comment #4:</u> Please clarify on sheet 7 of 8 the proposed eight (8) foot trail. The legend depicts the trail as a solid line however; the trail proposed along relocated Rt.

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659 is dashed. The same is true for the proposed sidewalk, the legend shows it as solid, yet it is dashed on the plan. Please revise for consistency.

Applicant Response: Acknowledged.

<u>Issue Status:</u> It appears the 8' foot trail has been revised to 10' feet. Please revise the graphic symbol for the proposed 10' trail; it's hard to clearly see the trail designation.

**Comment #5:** Please provide more information on the civic space, what is its use.

<u>Applicant Response:</u> See above as addressed in response to comments from Community Planning.

Issue Status: Comment acknowledged.

#### **RECOMMENDATIONS:**

There are still outstanding issues that require more information or correction to complete the review of this application. At this time PRCS can not support this application for approval.

Please contact me if I can be of further assistance. I'm available and look forward to attend any meetings or sessions to offer our support or to be notified of any further information regarding this project. I can be reached at 703-738-8992.